

Butler V. Adams  
Chicago Plan Commission  
October 21, 2021

Agenda Item #D2  
1112 W. Carroll/315 N. May

Dear commissioners,

I write this letter in support of the 1112 W. Carroll/315 N. May project.

I've been following the proposal for several months and it's improved since the Committee on Design meeting in August. There was also a public meeting hosted by WLCO in September.

A few comments on the design: The base of the office building is more integrated with the tower above and it comes off as less podium. There's an overall better visual flow. The torque of the office building has been reversed from its previous iteration and now provides more of the setbacks and terraces with south facing exposures. This will help with plantings and sustainability.



C/O Chicago Plan Commission Draft Documents 10/21

Some of the modifications for the residential building are a bit disappointing. Architecturally it seems watered down and has lost some its visual texture and depth. To me the earlier version was superior. The green space became lusher, which is a plus.

I'm going to quote myself from a letter submitted to the commission in February 2021 regarding the FMID... "Many questions are asked about green space. It's my understanding the city doesn't own any of the land, making a public park challenging. Leaving this to the developers is concerning and it's challenging if there isn't compromise... Encouraging taller and thinner buildings along with underground parking may be a beginning." That was in response to

comments at an earlier community meeting. This developer has done exactly as I'd hoped... The majority of parking is below grade and we have taller, thinner towers which allow for open/green space.

**THIS IS WHAT I'M TALKING ABOUT!!! MORE PLEASE...**

I hope to see more projects of this scale or greater proposed for the FMIC and West Loop.

Sincerely,

Butler V. Adams  
Chicago Native  
Civic Boaster

## Public Comments for 315 N. May St./ 1112 W. Carroll Ave.

Michael Braun <mcbraun729@gmail.com>

Sun 10/17/2021 9:45 AM

To: CPC <CPC@cityofchicago.org>

Cc: Ann Tran <aqtran821@gmail.com>

[Warning: External email]

To the Chicago Plan Commission,

We are writing to formally oppose the proposed 315 N May St / 1112 W. Carroll Ave developments as they have been submitted. Our primary opposition is for neighborhood carbon impact, preservation of the Fulton Market culture, and infrastructure for the proposed influx of workers and residents. More detail on each point below:

- **Neighborhood Carbon Impact** - The development of taller buildings in the neighborhood renders onsite electricity generation useless due to shading from the 33 and 26 story structures. Solar lighting, solar panels, and other solar appliances would no longer be available for use due to the shading. In addition, the taller the building, the less feasible on-site clean energy generation becomes, which would result in a very large carbon emissions increase in the neighborhood. In an age when net neutrality pledges are being made across the world, building these skyscrapers where there are none currently is reckless and irresponsible.
- **Preservation of Culture** - The Fulton Market District is a vibrant scene of old charm meets new design. New developments are exciting, however, they need to be limited in how much they stand out in a neighborhood. These large towers where there currently are none would change the entire look and feel of a historic neighborhood built on the backs of the working class.
- **Infrastructure** - Simply put, the roads, sidewalks, parks, school systems, etc. are not set up for adding this large of an influx of new workers and residents. It will negatively impact not just the new development but also the existing residents and working community. There have been two already approved developments on 1200 West Carroll Street (14 story office building) and 1300 West Carroll Street (18 story office building), that have not begun construction yet, with over 500,000 square feet planned office space in each building. Additionally, the new residents of 16 story Fulton Labs and 1100 West Fulton Construction with construction almost completed have not started to move in.

Not mentioned in those three main points is the additional fear that these large scale developments in the West Loop are moving too fast for current economic conditions. Everywhere you walk, you can see office space for lease, and there are plenty of housing options on the market. More projects in the neighborhood are underway and pose a threat to keeping more and more spaces vacant. We do not know the future of the office, we do not fully understand the long term impacts of the pandemic and developing new properties fast and loose is going to get us all in trouble post-pandemic.

I would be happy to support a project in the spaces of 315 N. May St/ 1112 W. Carroll Ave. if it matched the scale of surrounding buildings (less than 5 stories) to eliminate many of my concerns. With the lack of green space in the neighborhood, the best thing the city could do would be to create a park space with the properties that would add to the cozy residential feel of the West Loop adjacent to the Fulton Market.

Thank you for the consideration, I am hoping to speak at this Thursday's meeting and have already submitted my request to speak.

Your neighbors,

Michael Braun & Ann Tran  
Energy & Sustainability Engineer

## PETITION AGAINST THE 315 N MAY / 1112 CARROLL DEVELOPMENT

We, the property and business owners of the West Loop and Fulton Market neighborhoods, strongly oppose the development proposal by Trammell Crow., inc. at 315 N. May St. and 1112 Carroll and implore the City (Alderman Burnett and 27<sup>th</sup> Ward members) to reject this proposal for the following reasons:

1. **These buildings violate the Fulton Market Design Guidelines.** The height and density of these buildings are in great excess of all significant and non-significant buildings in their immediate surroundings. The style of these buildings is at odds with the style of the greater historic district. We expect the Alderman and the city to uphold our agreement and build adjacent to the Fulton Market Historic District based on the agreement that buildings need to be proportional to their surroundings. Buildings adjacent to the FMHD should not exceed 10-12 stories as has been the case so far, which creates a very attractive mix of new construction adjacent to old buildings.
2. **These buildings pose a significant safety hazard (Exhibit 1).** Vibrations from construction are going to increase significantly, negatively impacting nearby businesses and residents and potentially causing severe structural damage to existing buildings, some of which are between 90 to 100 years old.
3. **There is no clear plan to address traffic congestion** that will result from this construction. Moreover the alleyway adjacent to the development proposal at 315 N. May is far too narrow to accommodate building parking in addition to the garages from existing structures.
4. **Neighborhood crime and safety has not been addressed** as the population and construction increases
5. **This would greatly increase property taxes and drive out long-term residents** who have spent their lives in the neighborhood and rely on proximity to their employers.
6. **This will add to the issue that West Loop and Fulton Market District has one of the highest concentrations of vacant office space in the city.** Adding to vacant office space is only going to undermine the goal of keeping Fulton Market a lively neighborhood district. There is no indication that there is a looming "office boom" as many Fortune 500 companies are moving towards flexible and virtual work post COVID.

These factors are only going to erode the long-term success of the West Loop area and historic Fulton Market District. For these reasons, we recommend the 27<sup>th</sup> Ward and/or developers complete following to address the needs of the community and to ensure sustainable success in this growing neighborhood:

1. Significantly alter the style of these developments to align with the historic buildings in the Fulton Market Historic district by adding matching brick to the façade and taking inspiration from nearby historic structures (Exhibit 2). Reduce the height of both buildings significantly, and the building at 315 N. May to maximum of 12 stories.
2. Offset the development of 315 N. May St. from the alleyway at least 20 additional feet, potentially with additional open public space.
3. Have an independent third-party structural engineer review the safety of proposed construction considering adjacent historic structures. Provide nearby residents and business owners vibration monitoring devices to ensure structural damage due to vibrations are recorded and addressed. Any structural damage to existing buildings because of new construction must be corrected by the city and/or developers at the city and/or developers' expense.
4. Create a plan to address neighborhood safety and traffic congestion, as well as street drainage and plumbing as new developments are proposed and built.
5. See through to completion affordable housing units promised by the developers
6. Stall development of new office space until the volume of vacant office space in the neighborhood reduces to the city average
7. **Do NOT approve this project until these community needs have been properly addressed to the satisfaction of the signees.**

**Exhibit 2**

**Existing buildings height and style (top) in contrast with the proposed (below), which violate the Fulton Market Design Guidelines**



Name	Address	Signature	Date	Registered Voter (Y/N)
Nina Mejia	1118 W. Fulton		10/11/2021	Y
William J. Lee	1118 W. Fulton 309		10/12/21	Y
Ryan McDermott	1118 W. Fulton 306		10/13/21	Y
SAMANTHA TROPEANO	1118 W. FULTON 402		10/13/21	Y
Lamon Olmeda	1118 W. Fulton 401		10/13/21	X
HOWARD LEVY	1118 W. FULTON 504		10/13/21	Y
Patricia Wilson	1118 W. Fulton 414		10/13/21	Y
Jeffrey Gilbert	312 N. May St #4A		10/13/21	Y
Sharon Olson	312 N. May St #6C		10/13/21	Y
LAURA TRIBBETT	312 N. May 6AB		10/13/21	Y
Nikola Tatic	312 N. May 5F		10/13/21	Y
Bill Wright	312 N. May		10/13/21	Y
Dawn Engelhardt	312 N. May		10/13	YES
FEDERICO MARCHESE	312 N. MAY		10/13	Yes
Natalie Jara	312 N. May		10/13	Y
Cathy James	312 N. May St 54		10/13	Y
William Maybacht	312 N. May		10/13	Y
Uche Onyemanyi	NOLA		10/13	Y
Kurtin Shurka	312 N. MAY		10/13	X
Debbie Graze	312 N. MAY 6G		10/13	Y
TRISH SAN JUAN	312 N. MAY 4L		10.13	Y
Adonis San Juan	312 N. May 4L		10.13	Y

Name	Address	Signature	Date	Registered Voter (Y/N)
Jaime Darang	312 N. May St	Jaime Darang	10/13/21	Yes
Katrina Amstutz	219 N Carpenter St	Katrina Amstutz	10/13/21	Yes
Joelle Cernas	219 N. Carpenter St	Joelle Cernas	10/13/21	Yes
Carlos Bolanos	219 N. Carpenter St	Carlos Bolanos	10/14/21	Y
Kaitlin Sanchez	219 N. Carpenter St	Kaitlin Sanchez	10/14/21	Y
RYAN SCHROEDER	1134 W HUBBARD	Ryan Schroeder	10/14/21	N
Adam G. Igou	1130 W Monroe	Adam G. Igou	10/14/21	Y
Hannah Parnass	110 N Carpenter	Hannah Parnass	10/14/21	Y
Isaac Katz	110 N Carpenter	Isaac Katz	6/17/21	X
David Wise	110 N. Carpenter	David Wise	10/14/21	Y
ANTOINE JAMER	315 N RACINE	Antoine Jamer	10/14/21	Y
Aaron Strain	312 N May	Aaron Strain	10/14/21	Y
COLLIER				
CHERYL LEHMAN	312 N May	Cheryl Lehman	10/14/21	Y
JOHN COLLIER	312 N May	John T. Collier	10/14/21	Y
Jennie Darang	312 N. May	Jennie Darang	10/14/21	Y
ASHTYN SKALICKY	210 N CARPENTER	Ashtyn Skalicky	10/14/21	Yes
SUSY VALLEJO	219 E. Carpenter	Susy Vallejo	10/14/21	Yes

Existing buildings height and style (top) in contrast with the proposed (below), which violate the Fulton Market Design Guidelines



Name	Address	Signature	Date	Registered Voter (Y/N)
JULIE ZEREGA	849 W. Monroe #2B		10-17-21	Y

Existing buildings height and style (top) in contrast with the proposed (below), which violate the Fulton Market Design Guidelines



Name	Address	Signature	Date	Registered Voter (Y/N)
Nora Flint	849 W Monroe St.	Nora Flint	10/17/21	Y
Richard Dees	11	Richard Dees	1/17/21	Y